



John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Assessor's Office

S. Steven Juda  
Town Assessor

### Memorandum

**To:** John Salomone, Town Manager  
**CC:** Ann Harter, Director of Finance  
**From:** S. Steven Juda, Assessor  
**Date:** January 31, 2011  
**Re:** October 1, 2010 Grand List

The completed October 1, 2010 Grand List of net taxable property, subject to hearings of the Newington Board of Assessment Appeals is as follows:

CATEGORY	NET GRAND LIST			
	2009	2010	PERCENT CHANGE	DOLLAR CHANGE
REAL ESTATE	\$2,344,384,895	\$2,346,306,368	0.1%	\$1,921,473
PERSONAL PROPERTY	\$128,801,012	\$129,933,910	0.9%	\$1,132,898
MOTOR VEHICLE	<u>\$194,765,171</u>	<u>\$202,997,933</u>	4.2%	<u>\$8,232,762</u>
<b>TOTAL</b>	<b>\$2,667,951,078</b>	<b>\$2,679,238,211</b>	<b>0.4%</b>	<b>\$11,287,133</b>

#### MANUFACTURING EQUIPMENT EXEMPTION

	2009	2010	PERCENT CHANGE	DOLLAR CHANGE
GROSS PP	\$178,529,788	\$184,215,330	3.2%	\$5,685,542
MFG & OTHER	<u>\$49,728,776</u>	<u>\$54,281,420</u>	9.2%	<u>\$4,552,644</u>
NET PP	\$128,801,012	\$129,933,910	0.9%	\$1,132,898

The grand list increase of \$11,287,133 before adjustments by the Board of Assessment Appeals would produce approximately \$329,000 in new revenue at the current mill rate of 29.18.

## **OCTOBER 1, 2010 GRAND LIST – COMMENTS**

### **Total Grand List**

The 2010 net grand list increased by \$11,287,133, or 0.4%, over the 2009 net grand list. This increase is subject to reductions due to appeals to the Board of Assessment Appeals during the month of March.

### **Real Estate**

The net real estate grand list increased from \$2,344,384,895 to \$2,346,306,368, an increase of \$1,921,473 (0.1%). New condominiums at Woodlands and new construction to existing real estate parcels accounted for all of the increase.

#### **Summary of Significant Real Estate Changes from 2009 Grand List to 2010 Grand List**

<b><u>2010 Grand List Increases</u></b>		<b><u>2010 Grand List Decreases</u></b>	
Woodland - 10 Condos	\$2,100,000	Adjustments	-\$500,000
Other Improvements -140 Properties	<u>\$1,800,000</u>	Additional Exemptions	<u>-\$1,500,000</u>
	\$3,900,000		-\$2,000,000

### **Personal Property & Motor Vehicles**

The personal property component of the 2010 grand list experienced an increase of \$1.1 million dollars, or 0.9% above the 2009 grand list. Last year personal property decreased from the previous year. Exemptions for newly acquired manufacturing equipment and other exempt categories increased from \$49.7 million to \$54.3 million due to new acquisitions. Approximately 75% of this exemption amount will be reimbursed by the State of Connecticut in the form of a grant for newly acquired manufacturing equipment.

The 2010 motor vehicle component of the grand list grew rather unexpectedly by \$8.3 million dollars, or 4.2%. The motor vehicle grand list for 2010 of \$202,997,933, which is a historic record level for Newington, is 7.5% of the total grand list. Last year the increase was negligible. This is a real good sign for Newington as well as the national economic recovery. The American public has resumed purchasing new or higher valued cars at a pace not seen in years. Most Assessors throughout Connecticut saw similar increases in their respective motor vehicle grand lists.

**TOWN OF NEWINGTON, CT**  
**TOP TWENTY FIVE TAXPAYERS - 2010 GRAND LIST**

<b>RANK</b>	<b>TAXPAYER</b>	<b>DESCRIPTION</b>	<b>GROSS</b>
1	CONNECTICUT LIGHT & POWER CO	UTILITY	\$34,314,050
2	NEWINGTON VF L L C	WALMART	\$20,392,470
3	CENTRO GA TURNPIKE PLAZA LLC	PRICE CHOPPER & DI	\$19,703,670
4	NEWINGTON GROSS LLC	STEW LEONARDS	\$18,777,850
5	TLG NEWINGTON LLC	STOP& SHOP & BOBS	\$18,575,340
6	NEWINGTON-BERLIN RETAIL LLC	LA FITTNESS/SAMS	\$16,412,090
7	HAYES KAUFMAN NEWINGTON	STOP & SHOP CVS	\$13,355,450
8	BALF	MANUFACTURING	\$12,820,380
9	MANDELL PROPERTIES LLC	PRINTING	\$11,932,470
10	VOLVO AERO CONNECTICUT LLC	MANUFACTURING	\$11,557,830
11	TARGET CORPORATION T 1802	TARGET	\$11,430,650
12	HARTFORD HOSPITAL	APTS & LABORATORY	\$11,389,040
13	LOWES HOME CENTERS INC #623	LOWES	\$11,243,440
14	FURNITURE EXECUTIVES NO 4 L P	RAYMOUR & FLANIGA	\$10,729,110
15	RENO PROPERTIES	MANUFACTURING	\$10,317,410
16	EDAC TECHNOLOGIES	MANUFACTURING	\$8,990,210
17	NEWINGTON 2007 LLC	MANUFACTURING	\$7,380,730
18	COMPUTER SCIENCE	COMPUTER LEASING	\$7,281,340
19	KOHLER MIX	MANUFACTURING	\$7,249,050
20	BERLIN NEWINGTON ASSOCIATES LLC	MODELL & TGIF	\$6,925,320
21	UNITED TECHNOLOGIES CORP	MANUFACTURING	\$6,801,600
22	APPLE SIX HOSPITALITY OWNERSHIP INC	COURTYARD MARRIO	\$6,539,820
23	COHEN	APARTMENTS/RETAIL	\$6,424,320
24	CNG	UTILITY	\$6,304,570
25	SPX	MANUFACTURING	\$6,112,410
			\$302,960,620
			11%
			\$8,840,391